

Air Conditioner/Ductless Mini-Split Permit Requirements

Planning Building & Transportation
2263 Santa Clara Ave., Rm. 190
Alameda, CA 94501
510.747.6800
Hours: 7:30-3:30, Mon-Thur

ELECTRICAL

- **Mini Split:** The disconnecting means must be adjacent and in sight of the equipment. [CEC 440.14 & CMC 903.2.7](#)
- **Service Receptacle:** Provide a 15/20 amp receptacle at an accessible location within 25' of the condenser unit. If located outside, the receptacle shall be GFCI protected, weather-resistant, and in a weatherproof, extra duty cover, (bubble cover). [CEC 210.8, 210.63, & 406.8 \(residential exempt\)](#)
- **AC Condenser Disconnect:** An electrical disconnect for the unit shall be provided within sight of the unit and readily accessible (not mounted behind the unit) 30 x 36 clearance. The main electrical panel shall be labeled with the circuit for the new equipment. [CEC 440.11, 440.14, & 408.4\(A\)](#)
- Non-metallic (Romex) must be protected in crawl spaces $\geq 36''$ in height.
- **Circuit Breaker:** Verify that circuit breaker &/or fuse are sized per the appliance name plate. [CEC 440.4\(B\)](#)

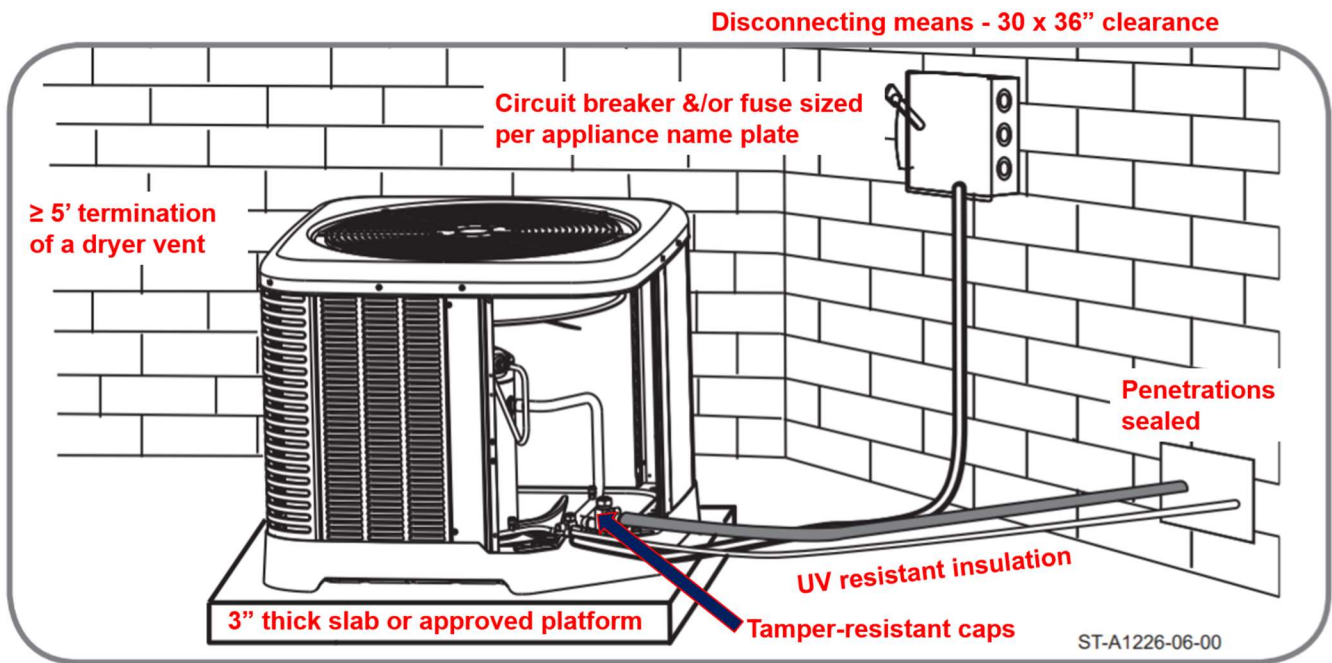
GENERAL

- **Setbacks:** The City of Alameda has no setback requirements. Follow the manufactures instructions. Do not block the only 3' egress path from the rear yard to the front right of way.
- **Support:** Ducting/tubing shall be supported per [CMC 603 & 1109](#)
- **Insulation:** UV resistant insulation shall be installed on refrigerant lines. [ASTM B280](#)
- Manufactures instructions shall be left with the appliance.
- **Slab or Platform:** The condenser unit shall be located and secured to a 3" thick slab or approved platform. [CMC 1105.2](#)
- **Clearance to Clothes Dryer Vent:** When located outdoors, the condensing unit shall be $\geq 5'$ from the termination of a clothes dryer vent. [CEES 150.0\(h\)3\(A\)](#)
- **Penetrations:** penetrations shall be sealed with approved flashing/caulking.
- **Port Protection:** Air conditioning refrigerant circuit access ports located outdoors shall be protected from unauthorized access with locking-type tamper-resistant caps. [CMC 1105.11](#)

CONDENSATES

- Discharged to an approved plumbing fixture via indirect waste: tail piece, mop sink, ceiling tile, above shower/tub. **CMC 310.1**
- Discharged to approved disposal area: **CMC 310.1**
 - Into the ground.
 - Not the driveway or any other location that can drain to the street.
 - Cannot drain to crawl space or basement floor.
 - Roof downspout (approved material) into approved disposal area.
- Shall be made of corrosion-resistant material. **CMC 310.1. & CMC 811.1**
- $\geq 1\%$ slope. **CMC 310.1**
- Condensate pump discharge shall rise vertically to a point where it is possible to connect to a gravity condensate drain & discharge to an approved location. Pump shall be interlocked with the equipment to prevent the equipment from operating during a failure. **CMC 310.1.1**
- Condensates shall be provided with a cleanout. **CMC 310.3.1**
- Condensates shall be trapped per the manufactures instructions.

AC CONDENSER



Mini-Split Disconnect Location



